Michael Parkes

London & South East Commercial Property Specialists

COMMERCIAL

01634 294994

TO LET

Serviced Office with Parking 204 Sq.ft.

Suite 4A The Oast, 62 Bell Road, Sittingbourne, Kent, ME10 4HE



LOCATION.

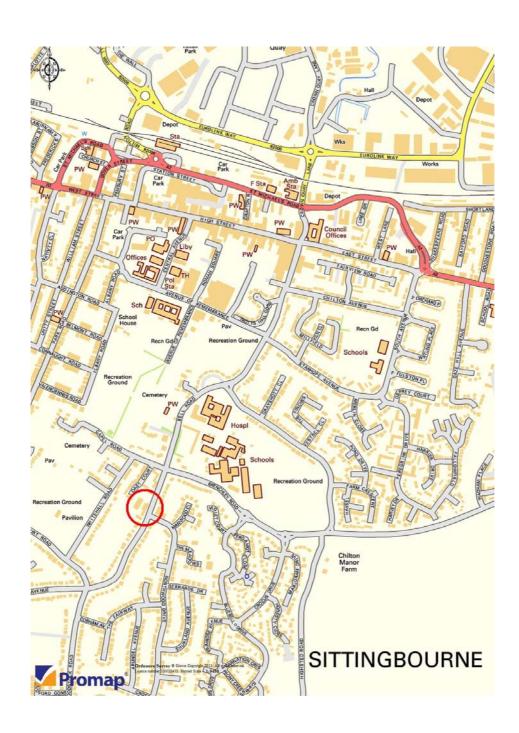
The Oast is a very attractive and prominent building on the western side of Bell Road just over half a mile south from the town centre. This is predominantly residential area and opposite in Northwood Drive is a parade of shops including a Co-op neighbourhood convenience store and a newsagents/ confectioners.

From Sittingbourne, the A249 leads to J5 M2 providing access to London, Dover, the Channel Ports and Maidstone.









LOCATION PLAN









DESCRIPTION.

The Oast is let to a number of office occupiers and on the first and second floors, part is divided into serviced office suites of varying sizes. Each office suite has heating, power points and wi-fi.

There are shared kitchens with fridge and microwave, WC's and a number of Meeting and Board Rooms which are available to book at no extra charge.

Externally there is parking both off and on street.

SERVICES.

There is mains electricity, gas, water, drainage and IT connectivity to the building. The office suites each have electricity, heating and IT connections or Wi-Fi.

RENT:

£7,200 per annum

BUSINESS RATES.

Included in the rent.

TERMS.

Flexible terms are offered based on a deposit equal to one month's rent plus monthly in advance. One months notice each way.

ID of applicant required plus Certificate of Incorporation if a company.

'RENT'/LICENCE FEE.

Includes: Business Rates, electricity, heating, water, office cleaning Wi-Fi and the Service Charge for repairs and decorations to the external and internal common parts.

Not included are your telephone charges and contents insurance.

No VAT payable.

LEGAL COSTS.

No charge

VIEWING.

Strictly by appointment with Agents Michael Parkes Surveyors Ltd.

Tel: 01634 294994

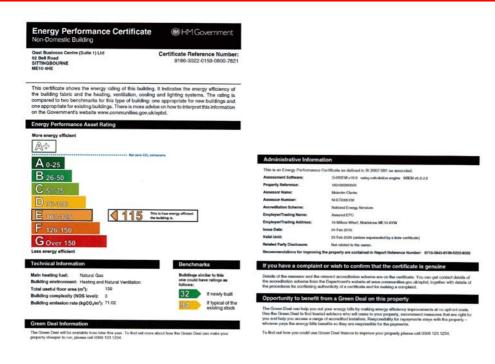
Email: info@michaelparkes.co.uk Web: www.michaelparkes.co.uk

Emma Catterall Contact:









Updated June 2016

MICHAEL PARKES CHARTERED SURVEYORS for themselves and for vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them;
- (iii) no person in the employment of Michael Parkes Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) all prices and rents are quoted exclusive of Value Added Tax. Any prospective tenants/purchasers should satisfy themselves by enquiry as to whether VAT is chargeable on particular properties.
- (v) Parties intending to enter into leases should seek early advice from property professionals or lawyers.





















